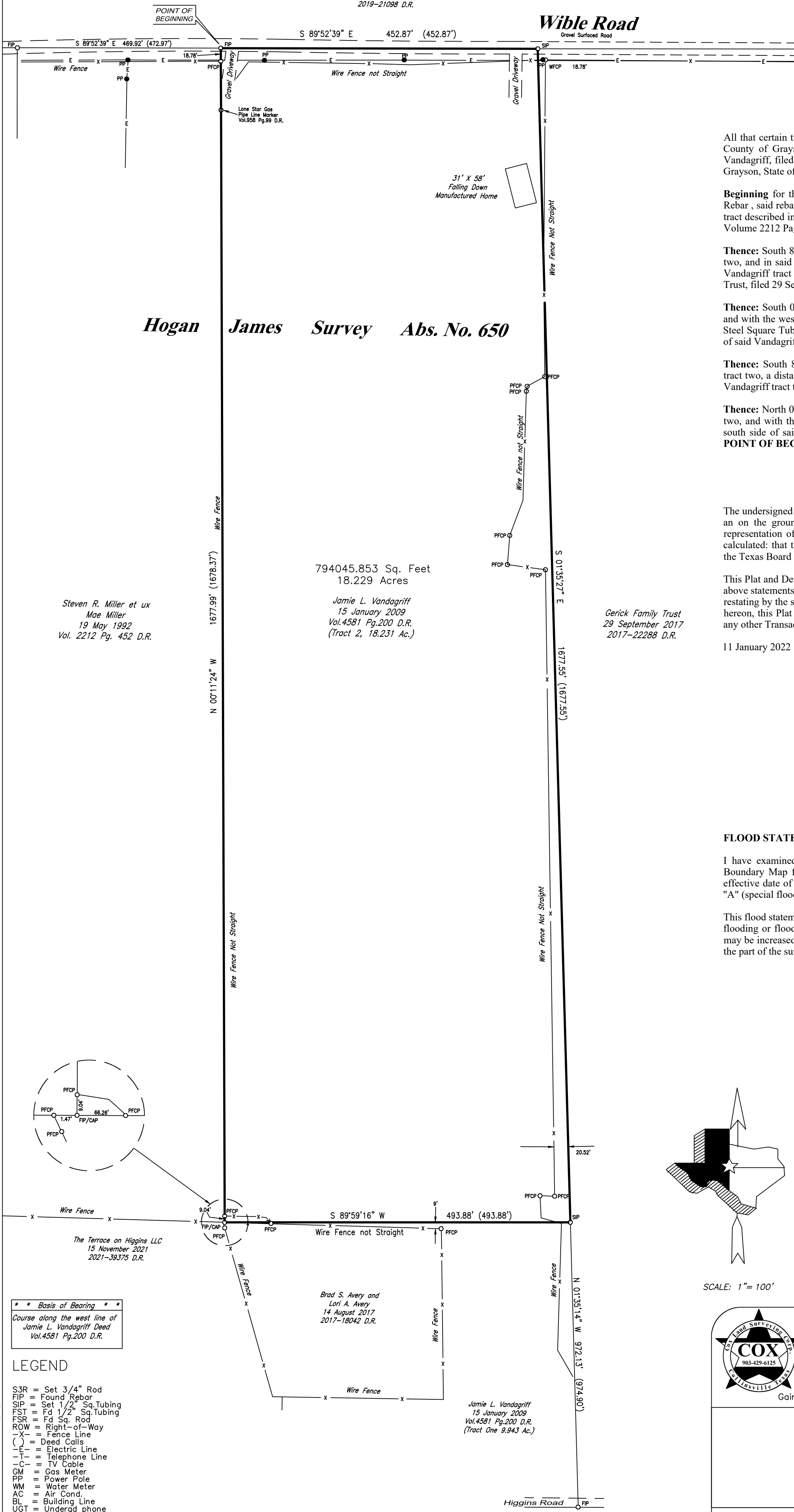


Godwin Investments LTD
30 August 2019
2019-21088 D.R.

Wible Road
Gravel Surfaced Road



**** PROPERTY DESCRIPTION ****

All that certain tract or parcel of land situated in the Hogan James Survey, Abstract Number 650, County of Grayson, State of Texas, being all of tract two as described in Deed to Jamie L. Vandagriff, filed 15 January 2009, Volume 4581 Page 200, of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at a found 1/2 inch Steel Rebar, said rebar being the northwest corner of said Vandagriff tract, and the northeast corner of a tract described in Deed to Steven R. Miller et ux, Mae Miller, filed 19 May 1992, and Recorded in Volume 2212 Page 452 of said Deed Records, said rebar also being in Wible Road;

Thence: South 89 degrees 52 minutes 39 seconds East, with the north line of said Vandagriff tract two, and in said Road, a distance of 452.87 feet to a set PK Nail for the northeast corner of said Vandagriff tract two, and the northwest corner of a tract as described in deed to Gerick Family Trust, filed 29 September 2017, Instrument Number 2017-22288 of said Deed Records;

Thence: South 01 degrees 35 minutes 27 seconds East, with the east line of Vandagriff tract two, and with the west line of said Gerick Family Trust tract, a distance of 1677.55 feet to a set 1/2 inch Steel Square Tubing for the southeast corner of said Vandagriff tract two, and the northeast corner of said Vandagriff tract One;

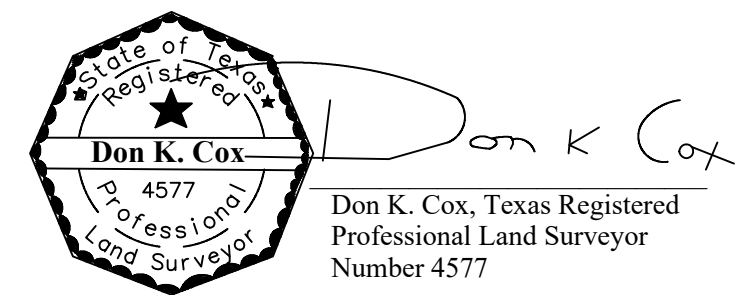
Thence: South 89 degrees 59 minutes 16 seconds West, with the south line of said Vandagriff tract two, a distance of 493.88 feet to a found 1/2 inch Steel Rebar for the southwest corner of said Vandagriff tract two;

Thence: North 00 degrees 11 minutes 24 seconds West, with the west line of said Vandagriff tract two, and with the east line of said Miller tract, and also passing a pipe fence corner post on the south side of said road and continuing on said course for a total distance of 1677.99 feet to the **POINT OF BEGINNING** and containing 18.229 acre of land.

The undersigned does hereby State to Panduranga Reddy Palway that the map or plat is based upon an on the ground survey, dated 07 January 2022, and that it is a true, correct and accurate representation of the property as surveyed; that the quantity of land therein has been accurately calculated; that the plat conforms to the Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

11 January 2022

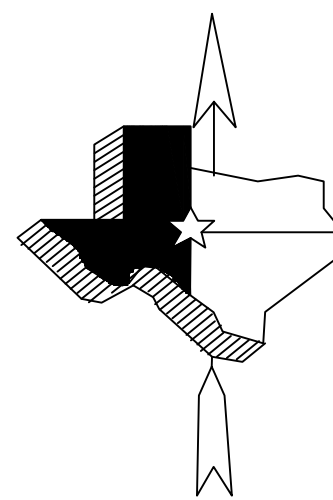


Don K. Cox, Texas Registered Professional Land Surveyor Number 4577

FLOOD STATEMENT:

I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Grayson, State of Texas, community Panel Number 48181-C effective date of 29 September 2010, and that map indicates that this property is **Not** within Zone "A" (special flood hazard area) as shown on Panel Number 0400F of said map.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



SCALE: 1" = 100'

- Note:
1. There May Or May Not Be Pipe Lines On This Property.
 2. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
 3. This Survey May or May Not Comply With City or County Platting Regulations.
 4. The Client or Client's representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.
 5. Commitment No. 1901552101243.
 - 10f. 30' Access Easement, 2017-18042 D.R., Does not Affect this tract.
 - 10g. Grayson-Collin Electric CO-OP, Blanket ROW Easement, 2017-27685 Affects this tract.
 - Lone Star Gas, ROW Easement, Vol. 958 Pg. 99, Affects this tract.



COX LAND SURVEYING CO.

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18.229 Acres in the
Hogan James Survey Abst.No.650
County of Grayson
State of Texas

Drawn by: DKC
Check by: DKC

Job No.
21-13985
Firm # 10005500

Date: 13 January 2022

**** Basis of Bearing ****
Course along the west line of Jamie L. Vandagriff Deed Vol.4581 Pg.200 D.R.

LEGEND

- S3R = Set 3/4" Rod
- FIP = Found Rebar
- SIP = Set 1/2" Sq.Tubing
- FST = Fd 1/2" Sq.Tubing
- FSR = Fd Sq. Rod
- ROW = Right-of-Way
- X- = Fence Line
- () = Deed Calls
- E- = Electric Line
- T- = Telephone Line
- C- = TV Cable
- GM = Gas Meter
- PP = Power Pole
- WM = Water Meter
- AC = Air Cond.
- BL = Building Line
- UGT = Undergd phone
- WFCP = Wood Fence Corner Post
- PFPCP = Pipe Fence Corner Post
- UE = Utility Easement
- BC = Back of Curb

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